041.0	0001	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,000 /	773,000
					USE VALUE:	773,000 /	773,000
					ASSESSED:	773,000 /	773,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENJAMIN FRANCE B &
Owner 2:	BENJAMIN SHEILA C
Owner 3:	
Street 1:	31 PARK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	U.S. BANK NATIONAL ASSOC/TRS -
Owner 2:	WAMU MORTGAGE PASS-THROUGH -
Street 1:	101 5TH ST EAST
Twn/City:	ST PAUL
St/Prov:	MN Cntry:
Postal:	55101

NARRATIVE DESCRIPTION

This parcel contains 4,594 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1945, having primarily Texture 111 Exterior and 2372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4594.000	349,100		423,900	773,000
Total Card	0.105	349,100		423,900	773,000
Total Parcel	0.105	349,100		423,900	773,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.91 | /Parcel: 325.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27571

GIS Ref

GIS Ref

Insp Date 01/17/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0001-0002.A

!3378!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,200	0	4,594.	423,900	773,100	773,100	Year End Roll	12/18/2019
2019	101	FV	261,000	0	4,594.	450,400	711,400	711,400	Year End Roll	1/3/2019
2018	101	FV	261,000	0	4,594.	328,600	589,600	589,600	Year End Roll	12/20/2017
2017	101	FV	261,000	0	4,594.	286,200	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	261,000	0	4,594.	243,800	504,800	504,800	Year End	1/4/2016
2015	101	FV	254,400	0	4,594.	238,500	492,900	492,900	Year End Roll	12/11/2014
2014	101	FV	254,400	0	4,594.	196,100	450,500	450,500	Year End Roll	12/16/2013
2013	101	FV	254,400	0	4,594.	186,500	440,900	440,900		12/13/2012

PRINT

Date	Time
12/10/20	18:38:58

LAST REV

Date	Time
12/11/17	09:58:59
danam	

PAT ACCT. 3378

USER DEFINED

Prior Id # 1:	27571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
U.S. BANK NATIO	64806-147		1/16/2015	Bank Sale	380,000	No	No		
OH HYUNKEUN/YOU	64420-192		10/28/2014	Forclosure	537,000	No	No		
OH HYUNKEUN/YOU	51072-173		4/23/2008	Family	1	No	No		
OH HYUNKEUN/YOU	47046-21		3/1/2006	Family	100	No	No		
OH HYUNKEUN/YOU	47045-588		3/1/2006	Family	100	No	No		
OH HYUNKEUN	40714-524		9/2/2003	Family	1	No	No		
AHN HAE HYUNG	40714-506		9/2/2003		422,500	No	No		
IM TOK S & MEE	30665-216		9/16/1999		230,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2017	1592	Re-Roof	6,750	C				
9/2/2015	1240	Siding	10,000		9/2/2015			Replace siding.

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2016	SQ Returned	MM	Mary M
11/12/2015	Permit Insp	PC	PHIL C
1/17/2009	Meas/Inspect	345	PATRIOT
3/2/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4594		Sq. Ft.	Site		0	80.	1.15	1			Easemen	-5					423,945						423,900	

Total AC/HA: 0.10546 | Total SF/SM: 4594 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,945 | Spl Credit | Total: 423,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13633621
Const Adj.:	0.97165531
Adj $ / SQ:	138.016
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428866
Depreciation:	79769
Depreciated Total:	349097

COMMENTS

no siding work done as 11/12/15.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

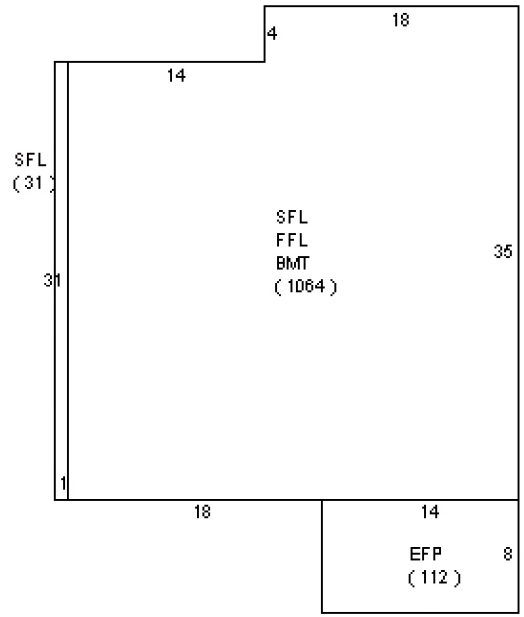
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.02
Special Features:	0	Val/Su Net:	104.68
Final Total:	349100	Val/Su SzAd	161.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,095	138.020	151,127
BMT	Basement	1,064	46.790	49,782
FFL	First Floor	1,064	138.020	146,849
EFP	Enclos Porch	112	50.070	5,608

Net Sketched Area:	3,335			Total:	353,366
Size Ad	2159	Gross Are	3335	FinArea	2372

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	